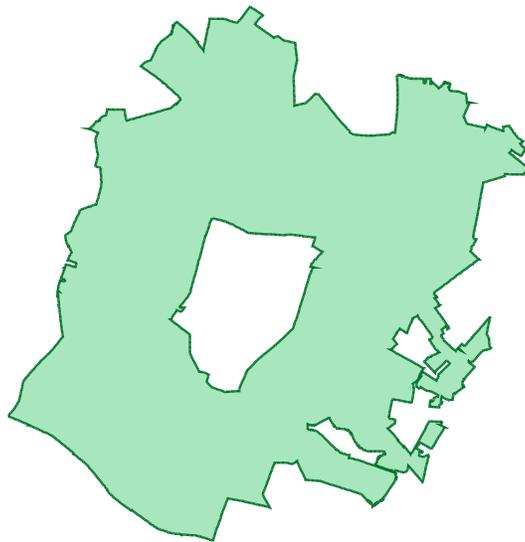




*Gaithersburg*  
*A CHARACTER COUNTS! CITY*

# **DWELLING UNITS AND ESTIMATED POPULATION**

**January 2009**



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# **DWELLING UNITS AND ESTIMATED POPULATION**

January 2009

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## PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg, Maryland as of the date specified on the cover sheet.

The number of dwelling units was gathered from a combination of sources: Montgomery County tax records and tax maps, approved site plans and record plats on file with the City, aerial photographs, and field inspections conducted by City staff. Information on building completion progress was obtained by calculating final occupancy permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers are used to create a "bottom-up" estimate of the number of people living in the City, based on the type of dwelling unit. The multipliers were obtained from the 2005 Census update for Montgomery County and are summarized in the table below. For estimation purposes, it is assumed that exactly one household occupies each housing unit. The final population summary table includes a "high" estimate based on 100% (full) occupancy of housing units and a "low" estimate that accounts for housing unit vacancy rates.

The population in Group Quarters is estimated by adding the "institutionalized" count of persons to the estimated "non-institutionalized" count of persons. The actual number of "institutionalized" group quarters units, such as nursing homes, homeless shelters, and drug treatment facilities, are obtained directly from the facilities and it is assumed that exactly one person occupies each institutionalized group quarters unit. An estimate of the "non-institutionalized" group quarters population is generated based on the 2000 Census population of this group as a percentage of the total population (0.648%), utilizing Summary File 3, Fields P1 and PCT16.

The statistics in this report are arranged by subdivisions in the City of Gaithersburg, as defined by subdivision plats, site plan approvals, and City-designated subdivisions. The City was originally divided into six areas, or Planning Neighborhoods, as part of an open space study conducted by the Department of Parks and Recreation in 1976-1978. Previous editions of *Dwelling Unit and Estimated Population* reports prepared by the City were arranged by Planning Neighborhood, each of which was broken down into subdivisions.

This population and housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes, ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use. The most current version of this report is posted on the City's web site at [http://www.gaithersburgmd.gov/documents/dwelling\\_population\\_report.pdf](http://www.gaithersburgmd.gov/documents/dwelling_population_report.pdf).

All questions regarding the document should be directed to the City of Gaithersburg Planning and Code Administration.

Dwelling Unit Multiplier Table		2005 Census Update				
		Population in Occupied Housing Units	Households in Occupied Housing Units	Persons per Household (Multiplier)	Census 2000 Multiplier	2003 Census Update Multiplier
Single Family Detached	SFD	15590	4950	<b>3.149494949</b>	3.247626	3.21545158
Townhouse	TH	17335	6500	<b>2.666923077</b>	2.942094	2.8121713
Multi-family, Garden	GC, GA	24680	10030	<b>2.460618146</b>	2.247239	2.12802276
Multi-family, High Rise	HRC, HRA	1570	1285	<b>1.221789883</b>	N/A	1.19642857
Group Quarters	GQ	N/A	N/A	<b>1.00</b>	N/A	1.00
All Housing Units	N/A	59175	22765	<b>2.599385021</b>	2.674222	2.5318721

Sources: 2005 Census Update for Montgomery County, Gaithersburg City. Vacancy Rates are based on the 2000 Census Summary File 3, Fields H30 and H31, and MCDHCA 2007 Rental Apartment Vacancy Report.

## DEFINITIONS AND ABBREVIATIONS USED IN TABLES

**AFFORDABLE HOUSING (AH):** A portion of the total approved dwelling units have been set aside as income-restricted units, per Chapter 24, Article XVI.

**AGE-RESTRICTED UNIT (AR):** A dwelling unit available for rent or sale only to individuals 55 years old or older.

**CONDOMINIUM (C):** A garden, piggyback, or high-rise apartment-style dwelling unit that is owned individually and retains a portion of the interest in the entire structure, common areas, and common facilities. The condominium owner has title to the interior space of the unit and an undivided interest in the common space elements. Property is identified in a master deed and recorded on a condominium plat with the local jurisdiction.

**CURRENT POPULATION:** Estimated population based on the multiplier found in the Dwelling Unit Multiplier Table or based on the methodology for estimating Group Quarters population.

**FUTURE GROWTH:** Estimated additional population in approved but unbuilt/unoccupied dwelling units.

**FUTURE POPULATION:** Estimated total population once all dwelling units are completed and occupied.

**GARDEN UNIT:** A multi-family housing unit, either rental (apartment/GA) or owned (condominium/GC), that is located in a building with dwelling units on no more than four (4) floors of the building. Also includes "piggyback" condominium townhouses (2 over 2, 2 over 1, etc.).

**GROUP QUARTERS (GQ):** Facilities providing living quarters, such as beds or rooms, for unrelated individuals. Group Quarters are not dwelling units and are not occupied by households.

**HIGH-RISE UNIT:** A multi-family housing unit, either rental (apartment/HRA) or owned (condominium/HRC), that is located in a building with dwelling units on five (5) or more floors of the building.

**HOMEOWNER'S ASSOCIATION (H):** A community association, other than a condominium association, organized in a development in which individual owners share common interest in open space or facilities. An HOA holds title to certain common property, manages and maintains common property, and enforces certain covenants and restrictions. Condominium associations do not usually have title to HOA common property.

**INCOME-RESTRICTED UNIT (IR):** A dwelling unit available for rent or sale only to individuals who earn 60%-120% of Area Median Income, per Chapter 24, Article XVI.

**OTHER USES:** Houses, townhouses, condominiums, and apartments used for purposes other than dwelling units, such as offices, beauty parlors, barber shops, etc.

**PROJECTED FUTURE POPULATION (PROJECTED FUT POP):** Total estimated population upon completion, within the next five (5) years, of all approved residential dwelling units.

**RENTAL (R):** A dwelling unit that is available for rent, such as an apartment.

**SENIOR HOUSING UNIT (SR):** A dwelling unit available for rent or sale only to individuals 62 years old or older.

**SINGLE FAMILY DETACHED (SFD):** A freestanding dwelling unit that does not share walls with any other unit.

**TAX MAP:** Maps created by the Maryland State Department of Assessment and Taxation (SDAT) that depict the location of property boundaries as described in deeds, subdivision plats, and other legal documents.

**TOWNHOUSE (TH):** A fee-simple- or condominium-ownership attached house, including duplexes and semi-detached houses, with a single title for the entire vertical space between the common walls.

**TO BE COMPLETED (TO BE COMPL):** A dwelling unit approved for construction or under construction as of the date of this report, but not occupied by persons.

**UNITS COMPLETED (UNITS COMPL):** A dwelling unit available for occupancy as of the date of this report.

**UNIT TOTAL:** Total approved dwelling units (summation of completed and to-be-completed dwelling units).

# GAITHERSBURG

POPULATION					HOUSING UNITS			
Year	Decennial Census	Census Estimate July	City Estimate January	City Estimate July	Decennial Census	Census Estimate July	City Estimate January	City Estimate July
1900	547							
1910	625							
1920	729							
1930	1068							
1940	1021							
1950	1755							
1960	3847				1099			
1970	8344				2987			
1972			17192				6140	
1973				24464				8649
1975				25528				8984
1976				26012				10611
1980	26424				10794			
1986			33079	34690			13470	14051
1987			36608	39023			14768	14459
1988				36831				14601
1990	39542	39676	39538		16059	16112	15513	
1991		40527	41111				16086	
1992		41607	43732				17646	
1993		42747	44717				17760	
1994		43708	45793				18172	
1995		44546	46216	47055			18258	18605
1996		45119	47313	48402			18706	19019
1997		45645	48729	49126			19130	19206
1998		46640	49474	49500			19327	19317
1999		48395	49819	49955			19528	19596
2000	52613	53056	50912	51944	20674		20113	20471

**Population and housing unit counts are continued on the next page.**

*Note: Census information was not collected for Gaithersburg prior to 1900.*

# GAITHERSBURG

POPULATION					HOUSING UNITS			
Year	Decennial Census	Census Estimate July	City Estimate January	City Estimate July	Decennial Census	Census Estimate July	City Estimate January	City Estimate July
2000	52613	53056	50912	51944	20674		20113	20471
2001		54752	52308	53095			20677	20983
2002		56300	53141				21164	
2003		57365	55035	55253			21835	21914
2004		58091		56365				22631
2005		57698	57474	57812			22846	23142
2006		57934	58405	58607			23436	23520
2007		57670	58741	60736			23570	23618
2008			60376	59912			23471	23091
2009			60017				23130	

**Note:** As part of the City's July 2006 Population and Dwelling Units Report update, population and unit count figures for each subdivision were verified against site plans, aerial photos, and field visits. As a result, the City's estimates for population and dwelling units from January 2000 through January 2006 were adjusted to reflect the observed annual increase in population and dwelling units. The July 2007 population estimate is based on revised persons/household factors from the 2005 Census Update for Montgomery County.

**CITY OF GAITHERSBURG  
JANUARY 2009  
DWELLING UNITS AND ESTIMATED POPULATION  
CENSUS DEMOGRAPHICS**

Demographic	1980		1990		2000		Δ 1990-2000		Jan 2009 Est.	
	Number	Percent	Number	Percent	Number	Percent	Number	% Chg	Number	Percent
Total Population	26,424	100.0%	39,542	100.0%	52,613	100.0%	13,071	33.1%	57,729	100.0%
White, not Hispanic	22,584	85.5%	26,722	67.6%	25,818	49.1%	-904	-3.4%	25,402	44.0%
Black, not Hispanic	1,754	6.6%	4,943	12.5%	7,457	14.2%	2,514	50.9%	7,931	13.7%
American Indian, not Hispanic	102	0.4%	143	0.4%	131	0.2%	-12	-8.4%	131	0.2%
Asian, not Hispanic	1,136	4.3%	3,977	10.1%	7,205	13.7%	3,228	81.2%	7,916	13.7%
Hawaiian/Pacific Islnd, not Hi	0	0.0%	0	0.0%	33	0.1%	33	0.0%	33	0.1%
Other/Multiple Races, not His	111	0.4%	63	0.2%	1,571	3.0%	1,508	2393.7%	2,578	4.5%
Hispanic	737	2.8%	3,694	9.3%	10,398	19.8%	6,704	181.5%	13,738	23.8%
4 and Under	2,368	9.0%	3,515	8.9%	4,312	8.2%	797	22.7%	4,369	7.6%
5 to 17	5,046	19.1%	6,243	15.8%	8,852	16.8%	2,609	41.8%	9,380	16.2%
18 to 34	11,480	43.4%	14,656	37.1%	14,671	27.9%	15	0.1%	14,625	25.3%
35 to 64	6,442	24.4%	12,596	31.9%	20,438	38.8%	7,842	62.3%	24,801	43.0%
65 and Over	1,088	4.1%	2,532	6.4%	4,340	8.2%	1,808	71.4%	4,554	7.9%
Population in Public Elem. Sch	N/A	N/A	2,755	7.0%	3,830	7.3%	1,075	39.0%	4,010	6.9%
Population in Public Middle S	N/A	N/A	1,377	3.5%	1,784	3.4%	407	29.6%	1,838	3.2%
Population in Public High Sch	N/A	N/A	1,238	3.1%	2,218	4.2%	980	79.2%	2,333	4.0%
Male	12,776	48.3%	19,126	48.4%	25,647	48.7%	6,521	34.1%	28,161	48.8%
Female	13,648	51.7%	20,416	51.6%	26,966	51.3%	6,550	32.1%	29,568	51.2%
Avg Commute Time (minutes)	24.9	N/A	27.9	N/A	31.2	N/A	3.3	11.8%	34.5	N/A
Drove alone to work (SOV)	10,140	66.7%	16,129	68.5%	19,262	68.4%	3,133	19.4%	21,567	68.3%
Not a US Citizen			5,805	14.7%	11,787	22.4%	5,982	103.0%	14,236	24.7%

Labor Force	1980		1990		2000		
	Number	Percent	Number	Percent	Number	Percent	
Population In Labor Force	15,207	57.5%	24,738	62.6%	30,070	57.2%	(Percent of Total Population)
Male	8,592	67.2%	13,097	68.5%	15,704	61.2%	"
Female	7,113	52.1%	11,641	57.0%	14,366	53.3%	"
White, not Hispanic	N/A	N/A	N/A	N/A	15,225	50.6%	(Percent of Labor Force)
White (including Hispanic)	13,604	89.5%	18,226	73.7%	17,560	58.4%	"
Black	924	6.1%	3,046	12.3%	4,481	14.9%	"
American Indian	N/A	N/A	147	0.6%	78	0.3%	"
Asian	611	4.0%	2,190	8.9%	4,055	13.5%	"
Hawaiian/Pacific Islander	N/A	N/A	N/A	N/A	30	0.1%	"
Other Race/Multiple Races	N/A	N/A	1,129	4.6%	3,866	12.9%	"
Hispanic	N/A	N/A	2,408	9.7%	5,356	17.8%	"

Gaithersburg	1960	1970	1980	1990	2000	2005	Δ 1990-2000		Percent of Montgomery Co			
							Number	% Chg	1980	1990	2000	2005
Median Age	~25	25.0	26.9	30.5	33.6	34.4	3.1	10.2%	83.8%	90.0%	91.3%	93.2%
Median HH Income	N/A	\$11,378	\$21,118	\$43,644	\$59,879	\$63,150	\$16,235	37.2%	43.5%	80.7%	83.7%	75.3%
Median Family Income	\$6,554	\$12,378	\$23,496	\$49,454	\$66,669	N/A	\$17,215	34.8%	41.6%	79.8%	79.3%	N/A

Montgomery County	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2003	2005
Population	32,089	34,921	49,206	83,912	164,401	340,928	522,809	579,053	757,027	873,341	914,900	931,000
Housing Units	N/A	N/A	N/A	23,255	47,199	97,141	161,378	216,221	295,723	334,632	338,445	350,000
Median Age	N/A	N/A	N/A	N/A	N/A	N/A	27.9	32.1	33.9	36.8	37.3	36.9
Median HH Income	N/A	N/A	N/A	N/A	N/A	N/A	\$47,158	\$48,573	\$54,089	\$71,551	\$79,115	\$83,880
Median Family Income	N/A	N/A	N/A	N/A	N/A	\$36,560	\$52,584	\$56,474	\$61,988	\$84,035	N/A	N/A

**CITY OF GAITHERSBURG  
JANUARY 2009  
DWELLING UNITS AND ESTIMATED POPULATION  
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) FORECASTS**

**Adopted Round 7.2 Forecasts**

Year	City of Gaithersburg			Montgomery County			MWCOG MSA Region		
	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
2000*	52,613	20,674	43,051	873,341	324,565	474,300	4,544,944	1,707,817	2,845,156
2005	57,162	21,672	48,780	929,078	347,000	500,000	4,962,527	1,863,806	3,051,888
2010	58,780	22,283	51,091	966,000	362,000	510,000	5,264,689	1,999,747	3,277,445
2015	63,913	24,321	57,182	1,025,000	386,000	547,000	5,591,495	2,146,180	3,521,835
2020	69,969	27,051	67,348	1,075,000	408,000	590,000	5,923,066	2,288,461	3,784,462
2025	78,342	30,860	77,832	1,113,000	425,000	630,000	6,207,754	2,407,142	4,005,707
2030	85,002	33,892	84,163	1,141,000	440,000	670,000	6,431,744	2,507,616	4,200,193
2035	91,161	36,709	90,724	1,160,000	451,000	700,000	6,631,164	2,592,179	4,354,262
2040	98,046	39,713	99,011	1,174,000	460,000	720,000	6,838,292	2,673,953	4,520,601

\* Population and Households from Census 2000; Jobs from Round 7.0a Forecast

**Adopted Round 7.1 Forecasts**

Year	Montgomery County			MWCOG MSA Region		
	Population	Households	Jobs	Population	Households	Jobs
2000*	873,341	324,565	474,300	4,544,944	1,707,817	2,845,156
2005	940,348	347,000	500,000	4,986,896	1,876,783	3,051,004
2010	992,330	362,000	510,000	5,410,430	2,043,982	3,350,897
2015	1,037,318	386,000	547,000	5,778,333	2,201,784	3,595,398
2020	1,077,307	408,000	590,000	6,107,668	2,335,366	3,829,550
2025	1,114,298	425,000	630,000	6,372,037	2,446,296	4,042,941
2030	1,147,280	440,000	670,000	6,579,787	2,533,932	4,225,353

\* Population and Households from Census 2000; Jobs from Round 7.0a Forecast

*MSA = Metropolitan Statistical Area (defined by US Census Bureau) and includes the following:  
Calvert, Charles, Frederick, Montgomery, Prince Georges counties in MD  
Arlington, Fairfax, Loudoun, Prince William, Stafford counties in VA  
Alexandria, Fairfax, Falls Church, Manassas, Manassas Park cities in VA  
Washington city in DC*

Note: MWCOG Forecasts are for actual population, households, and jobs and take into account vacancy rates.

**CITY OF GAITHERSBURG  
JANUARY 2009  
DWELLING UNITS AND ESTIMATED POPULATION  
HOUSING SALES**

**Median Sales Price of Residential Houses**

Year	City of Gaithersburg					Montgomery County					DC Metro
	Detached Houses		Attached (Town) Houses		All Single	Detached Houses		Attached (Town) Houses		All Single	Mortgage
	New	Existing	New	Existing	Family	New	Existing	New	Existing	Family	Rate (1)
2007	N/A	N/A	N/A	N/A	N/A	\$896,917	\$560,000	\$464,482	\$360,000	\$495,000	6.56%
2006	\$699,900	\$571,138	\$489,790	\$389,900	\$463,980	\$881,600	\$552,500	\$518,510	\$356,750	\$485,000	6.68%
2005	N/A	\$570,000	\$529,915	\$374,900	\$446,400	\$764,678	\$530,000	\$499,298	\$340,000	\$464,000	5.91%
2004	\$568,625	\$465,000	\$386,943	\$312,000	\$370,000	\$666,540	\$450,000	\$427,501	\$283,500	\$395,000	6.02%
2003	\$604,005	\$400,000	\$380,085	\$255,000	\$311,930	\$590,760	\$383,000	\$367,200	\$229,000	\$320,645	6.09%
2002	\$511,548	\$334,500	\$339,765	\$198,500	\$289,900	\$481,286	\$340,000	\$277,978	\$185,500	\$282,918	6.69%
2001	\$457,115	\$303,500	\$298,860	\$165,000	\$226,930	\$436,928	\$289,900	\$266,155	\$155,800	\$236,000	7.11%
2000	\$354,556	\$289,000	\$266,397	\$149,000	\$197,500	\$390,670	\$262,950	\$262,384	\$142,725	\$217,500	8.25%
1999	\$445,000	\$270,000	\$305,020	\$148,000	\$224,000	\$364,195	\$243,000	\$212,217	\$139,000	\$205,000	7.44%
1998	\$434,241	\$265,000	\$284,643	\$152,500	\$222,665	\$361,742	\$235,000	\$218,622	\$137,000	\$205,000	7.19%
1997	\$377,898	\$240,000	\$248,962	\$139,900	\$213,944	\$343,295	\$230,000	\$174,000	\$134,900	\$197,000	7.89%
1996	\$368,250	\$249,500	\$196,338	\$135,000	\$167,000	\$312,500	\$225,500	\$169,900	\$132,000	\$187,000	7.98%
1995	\$345,000	\$237,000	\$249,351	\$130,000	\$189,300	\$343,783	\$220,700	\$199,605	\$130,000	\$189,500	8.18%
1994	\$326,673	\$218,000	\$231,745	\$127,000	\$208,455	\$319,500	\$220,000	\$180,300	\$131,000	\$190,000	8.17%
1993	\$307,635	\$241,000	\$210,305	\$132,000	\$174,551	\$319,840	\$217,000	\$180,890	\$130,000	\$187,000	7.48%
1992	\$289,453	\$182,000	\$253,091	\$130,000	\$189,590	\$309,863	\$217,000	\$185,735	\$128,500	\$182,500	8.50%
1991	\$287,369	\$218,000	\$228,390	\$128,700	\$159,700	\$309,035	\$208,000	\$146,000	\$128,000	\$172,900	9.66%
1990	\$287,095	\$245,000	N/A	\$126,000	\$145,000	\$318,090	\$207,000	\$158,325	\$126,000	\$170,000	10.39%
1985	N/A	N/A	N/A	N/A	N/A	\$147,500	\$117,000	\$90,500	\$75,000	\$106,000	N/A
1982	N/A	N/A	N/A	N/A	N/A	\$124,000	\$110,000	\$78,500	\$84,000	\$95,000	N/A

Source: M-NCPPC Research & Technology Center, State Department of Assessment & Taxation

Note: Median prices are based on market priced housing and exclude bulk transfers of property, transfers made among relatives, and transfers made without transactions

(1) 30-year fixed effective mortgage interest rates for Metropolitan Washington-Baltimore DC-MD-VA-WV

Source: Federal Housing Finance Board, M-NCPPC Research & Technology Center

**Median Sales Price of Residential Condominiums**

Year	City of Gaithersburg			Montgomery County		
	New	Existing	All Condos	New	Existing	All Condos
2006	\$437,063	\$305,000	\$312,600	\$377,378	\$296,595	\$302,950
2005	N/A	\$250,000	\$250,000	\$350,000	\$279,900	\$280,900

Source: M-NCPPC Research & Technology Center, State Department of Assessment & Taxation

**First Quarter Home Sales Volume**

Year	Montgomery County						
	Detached Houses		Attached (Town) Houses		Condominiums		Total
	New	Existing	New	Existing	New	Existing	Volume
2007	98	1,553	53	834	200	911	3,649
2006	195	1,562	113	1,016	38	987	3,911
2005	182	1,967	132	1,527	156	1,872	5,836
2004	225	2,121	176	1,491	916	2,250	7,179
2003	195	1,563	300	1,142	44	1,034	4,278
2002	408	1,909	301	1,332	92	1,005	5,047

Source: M-NCPPC Research & Technology Center, STAR Report

**CITY OF GAITHERSBURG  
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SUBDIVISION SECTION/PHASE	H C R	TAX MAP	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
<b>AMBERFIELD</b>	<b>H</b>	<b>FS 342</b>	<b>531</b>	<b>TH</b>		<b>394</b>	<b>394</b>	<b>0</b>	<b>0</b>	<b>1,023</b>	<b>0</b>	<b>1,023</b>
<b>ASBURY</b>						<b>1,429</b>	<b>1,325</b>	<b>1</b>	<b>103</b>	<b>1,768</b>	<b>253</b>	<b>2,021</b>
ASBURY SENIOR HOUSING	R	FT 562	544	HRA	SR	830	830	0	0	968	0	968
ASBURY ASSISTED LIVING	R	FT 562	544	GA	SR	133	133	0	0	313	0	313
ASBURY MANOR HOMES	R	FT 342	544	GA	SR	60	0	0	60	0	141	141
ASBURY NURSING HOME	R	FT 562	544	GQ	SR	285	285	0	0	285	0	285
ASBURY NORTH VILLAS (DUPLEXES)	R	FT 342	544	TH	SR	43	0	0	43	0	112	112
ASBURY VILLAS (DUPLEXES)	R	FT 342	544	TH	SR	74	73	1	0	190	0	190
ASBURY HOUSES (24-30 MARYLAND AVE)	R	FT 342	544	SFD	SR	3	3	0	0	9	0	9
CARETAKER HOUSE (6 LEE ST)	R	FT 562	544	SFD		1	1	0	0	3	0	3
<b>AUDUBON SQUARE (FALLBROOK)</b>	<b>H</b>	<b>FT 562</b>	<b>548</b>	<b>TH</b>		<b>234</b>	<b>234</b>	<b>0</b>	<b>0</b>	<b>608</b>	<b>0</b>	<b>608</b>
<b>AVENTIENE (CROWN FARM)</b>						<b>2,250</b>	<b>0</b>	<b>0</b>	<b>2,250</b>	<b>0</b>	<b>4,624</b>	<b>4,624</b>
DETACHED HOUSES	H	FS 342	537	SFD		188	0	0	188	0	580	580
TOWNHOUSES	H	FS 342	537	TH		433	0	0	433	0	1,125	1,125
2/2 CONDOMINIUMS	C	FS 342	537	GC		118	0	0	118	0	267	267
LIVE-WORK UNITS	R	FS 342	537	GA		18	0	0	18	0	42	42
MULTIFAMILY OVER COMMERCIAL	R	FS 342	537	GA		760	0	0	760	0	1,786	1,786
HIGH-RISE CONDOMINIUMS	C	FS 342	537	HRC		733	0	0	733	0	823	823
<b>BENNINGTON (ECHO DALE)</b>	<b>H</b>	<b>FT 122</b>	<b>527</b>	<b>TH</b>		<b>295</b>	<b>295</b>	<b>0</b>	<b>0</b>	<b>766</b>	<b>0</b>	<b>766</b>
<b>BRIGHTON EAST</b>						<b>933</b>	<b>933</b>	<b>0</b>	<b>0</b>	<b>2,444</b>	<b>0</b>	<b>2,444</b>
BRIGHTON EAST I CONDOS	C	FS 343	551	TH		41	41	0	0	107	0	107
BRIGHTON EAST II CONDOS	C	FS 343	551	TH		69	69	0	0	179	0	179
BRIGHTON EAST III CONDOS	C	FS 343	551	TH		45	45	0	0	117	0	117
BRIGHTON WOODS		FS 563	551	SFD		139	139	0	0	429	0	429
CEDAR VILLAGE CONDOS	C	FS 563	551	TH		45	45	0	0	117	0	117
DEER PARK PLACE	H	FS 343	551	TH		145	145	0	0	377	0	377
FIRESIDE CONDOS	C	FS 343	551	GC		258	258	0	0	584	0	584
FOXWOOD	H	FT 341	551	TH		112	112	0	0	291	0	291
KRA-BAR GARDENS		FS 563	551	SFD		28	28	0	0	86	0	86
SUMMIT HALL ESTATES (BR. HIGHLANDS)		FT 341	551	SFD		32	32	0	0	99	0	99
SUNNYSIDE COURTS		FT 341	551	SFD		19	19	0	0	59	0	59
<b>BRIGHTON WEST</b>						<b>859</b>	<b>855</b>	<b>4</b>	<b>0</b>	<b>2,072</b>	<b>0</b>	<b>2,072</b>
BRIGHTON VILLAGE	R	FS 343	539	GA		604	600	4	0	1,410	0	1,410
BRIGHTON WEST I CONDOS	C	FS 343	539	TH		49	49	0	0	127	0	127
BRIGHTON WEST II CONDOS	C	FS 343	539	TH		46	46	0	0	119	0	119
BRIGHTON WEST III CONDOS	C	FS 343	539	TH		49	49	0	0	127	0	127
BRIGHTON WEST IV CONDOS	C	FS 343	539	TH		52	52	0	0	135	0	135
BRIGHTON WEST V CONDOS	C	FS 343	539	TH		59	59	0	0	153	0	153
<b>CROWN POINTE</b>						<b>68</b>	<b>34</b>	<b>0</b>	<b>34</b>	<b>88</b>	<b>95</b>	<b>183</b>
DETACHED HOUSES	H	FS 342	537	SFD		13	0	0	13	0	40	40
TOWNHOUSES	H	FS 342	537	TH		55	34	0	21	88	55	143
<b>DART PROPERTY (895 QUINCE ORCHARD RD)</b>		<b>FS 123</b>	<b>540</b>	<b>SFD</b>		<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>DEER PARK</b>						<b>418</b>	<b>402</b>	<b>6</b>	<b>10</b>	<b>1,241</b>	<b>31</b>	<b>1,272</b>
BEANE SUBDIVISION		FT 561	550	SFD		3	2	0	1	6	3	9
CENTRAL AVE (1-103)		FS 563	550	SFD		6	3	0	3	9	9	19
DEER PARK		FT 561	549	SFD		309	307	1	1	948	3	951
E DEER PARK DR (UNPLATTED S. SIDE)		FT 561	550	SFD		19	14	0	5	43	15	59
KENDRICK SQUARE		FT 561	550	SFD		2	2	0	0	6	0	6
KIRKMAN'S ADDITION		FT 561	549	SFD		3	3	0	0	9	0	9
LEFEBURE'S ADDITION		FT 561	549	SFD		2	2	0	0	6	0	6
LEET'S ADDITION		FT 561	550	SFD		2	2	0	0	6	0	6
LYNPARK		FT 561	549	SFD		16	16	0	0	49	0	49
MANNIX ADDITION		FT 561	549	SFD		4	4	0	0	12	0	12
SELBY'S ADDITION		FT 561	549	SFD		2	2	0	0	6	0	6
STEFANO'S ADDITION		FT 561	549	SFD		1	0	1	0	0	0	0
UNPLATTED LOTS (1)		FT 561	549	SFD		48	44	4	0	136	0	136

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SUBDIVISION SECTION/PHASE	H C R	TAX MAP	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
ZANNER'S ADDITION		FT 561	549	SFD		1	1	0	0	3	0	3
DIAMOND COURTS (WEST RIDING)		FT 121	528	SFD		200	200	0	0	617	0	617
DIAMOND FARMS	H	FT 121	528	TH		268	268	0	0	696	0	696
DIAMOND SQUARE	R	FT 342	527	HRA		127	127	0	0	148	0	148
DORSEY ESTATES	H	FT 122	527	TH		49	49	0	0	127	0	127
EMORY HILLS & WOODS						44	44	0	0	123	0	123
EMORY HILLS		FT 563	547	SFD		6	6	0	0	19	0	19
EMORY WOODS		FT 563	547	SFD		11	11	0	0	34	0	34
EMORY WOODS		FT 563	547	TH		27	27	0	0	70	0	70
FERNSHIRE						499	499	0	0	1,373	0	1,373
BRIDLEWOOD	H	ES 563	530	SFD		80	80	0	0	247	0	247
FERNSHIRE FARMS / COVENTRY	H	FS 123	528	TH		342	342	0	0	888	0	888
FERNSHIRE WOODS	H	ET 561	530	SFD		14	14	0	0	43	0	43
HIDDEN ORCHARDS	H	FT 121	528	SFD		23	23	0	0	71	0	71
LONGDRAFT ESTATES	H	ES 563	530	SFD		40	40	0	0	123	0	123
FIELDS OF GAITHERSBURG (LAKEWOOD COM)	R	FS 342	539	GA	IR	168	168	0	0	395	0	395
GATEWAY COMMONS						135	135	0	0	376	0	376
GATEWAY COMMONS	H	FS 563	552	SFD		52	52	0	0	160	0	160
GATEWAY COMMONS	H	FS 563	552	TH		83	83	0	0	216	0	216
GATEWAY PARK (WASHINGTONIAN CTR)	H	FS 342	538	TH		83	83	0	0	216	0	216
GOVERNOR'S SQUARE	R	FS 343	539	GA		238	238	0	0	559	0	559
GREATER HISTORIC DISTRICT						151	123	24	4	377	12	390
MAGRUDER'S ADDITION		FT 342	544	SFD		8	8	0	0	25	0	25
REALTY PARK		FT 342	544	SFD		55	51	3	1	157	3	160
RUSSELL & BROOKES ADDITION		FT 562	544	SFD		55	33	20	2	102	6	108
RUSSELL & BROOKES ADDITION APT HOU	R	FT 562	544	GA		1	1	0	0	2	0	2
WALKER'S ADDITION		FT 562	544	SFD		30	28	1	1	86	3	90
WALKER'S ADDITION APT HOUSES	R	FT 562	544	GA		2	2	0	0	5	0	5
GROVE PARK (Q O CLUSTERS)	R	FT 122	528	GA		684	679	5	0	1,596	0	1,596
HIDDEN CREEK						567	467	0	100	1,206	262	1,468
LAND BAY I	H	FT563	548	SFD		22	22	0	0	68	0	68
LAND BAY I	H	FT 563	548	TH		57	57	0	0	148	0	148
LAND BAY II	H	FT563	548	SFD		31	31	0	0	96	0	96
LAND BAY III	H	FT563	548	SFD		16	11	0	5	34	15	49
LAND BAY III	H	FT 563	548	TH		325	230	0	95	597	247	844
LAND BAY III	C	FT563	548	GC		116	116	0	0	262	0	262
HUNT CLUB	R	FT 343	543	GA		336	336	0	0	790	0	790
HUNTER'S TRACE		FT 121	528	SFD		33	33	0	0	102	0	102
IZAAK WALTON LEAGUE	R	FS 342	531	SFD		2	2	0	0	6	0	6
KENTLANDS						2,191	2,184	6	1	5,554	2	5,557
BEACON PLACE	R	FS 123	530	GA		240	240	0	0	564	0	564
COPPERFIELD CROSSING I (K-989)	C	ES 562	530	GC		56	56	0	0	127	0	127
COPPERFIELD CROSSING II	C	ES 563	530	GC		28	28	0	0	63	0	63
GATEHOUSE NEIGHBORHOOD	H	ES 562	530	SFD		172	172	0	0	531	0	531
GATEHOUSE NEIGHBORHOOD	H	ES 562	530	TH		46	46	0	0	119	0	119
GATEHOUSE NEIGHBORHOOD LIVE/WORK	H	ES 562	530	GA		1	0	0	1	0	2	2
GATEHOUSE NBRHD URBAN COTTAGES	R	ES 562	530	GA		11	11	0	0	26	0	26
HILL DISTRICT	H	ES 563	530	SFD		196	196	0	0	605	0	605
HILL DISTRICT	H	ES 563	530	TH		98	98	0	0	255	0	255
HILL DISTRICT URBAN COTTAGES	R	ES 563	530	GA		5	5	0	0	12	0	12
KENTLANDS II (MIDTOWN SEC 4/BOZZUTO)	C	FS 123	530	GC		30	30	0	0	68	0	68
KENTLANDS MANOR (FOUNTAIN GLEN/GA)	R	ES 563	530	GA	SR	206	206	0	0	484	0	484
KENTLANDS RIDGE (HILL DISTRICT I-K-936)	C	ES 563	530	SFD		2	2	0	0	6	0	6
KENTLANDS RIDGE (HILL DISTRICT I-K-936)	C	ES 563	530	TH		4	4	0	0	10	0	10
KENTLANDS RIDGE (HILL DISTRICT I-K936)	C	ES 563	530	GC		84	84	0	0	190	0	190
KENTLANDS VIEW (K-979)	H	ES 563	530	TH		51	51	0	0	132	0	132
KENTLANDS VIEW (K-979)	C	ES 563	530	GC		60	60	0	0	136	0	136

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SUBDIVISION SECTION/PHASE	H C R	TAX MAP	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
LAKE DISTRICT (LOWER)	H	ES 563	530	SFD		16	16	0	0	49	0	49
LAKE DISTRICT (LOWER) URBAN COTTAGE	R	ES 563	530	GA		4	4	0	0	9	0	9
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 563	530	SFD		64	64	0	0	198	0	198
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 562	530	TH		21	21	0	0	55	0	55
UPPER/MIDDLE LAKE DIST URBAN COTTAGE	R	ES 563	530	GA		3	3	0	0	7	0	7
MIDTOWN	H	ES 563	530	SFD		31	31	0	0	96	0	96
MIDTOWN	H	ES 563	530	TH		71	71	0	0	184	0	184
MIDTOWN, PHASE II LIVE/WORKS	H	ES 563	530	GA		49	43	6	0	101	0	101
MIDTOWN SECTION 4 (CRAFTSTAR 2/2)	C	FS 123	530	GC		70	70	0	0	158	0	158
MIDTOWN SECTION 4 (BOZZUTO)	C	FS 123	530	GC		120	120	0	0	271	0	271
MIDTOWN URBAN COTTAGES	R	ES 563	530	GA		4	4	0	0	9	0	9
OLD FARM NEIGHBORHOOD	H	ES 563	530	SFD		34	34	0	0	105	0	105
OLD FARM NEIGHBORHOOD	H	ES 562	530	TH		31	31	0	0	81	0	81
OLD FARM NEIGHBORHOOD LIVE/WORK		ES 562	530	GA		1	1	0	0	2	0	2
OLD FARM NBRHD URBAN COTTAGES	R	ES 562	530	GA		11	11	0	0	26	0	26
THE COLONNADE AT KENTLANDS	C	FS 123	530	GC		307	307	0	0	695	0	695
TSCHIFFELY SQUARE ROAD DISTRICT	H	ES 562	530	SFD		29	29	0	0	90	0	90
TSCHIFFELY SQUARE ROAD DISTRICT	H	FS 123	530	TH		31	31	0	0	81	0	81
TSCHIFFELY SQ RD DIST URBAN COTTAGE	R	FS 123	530	GA		4	4	0	0	9	0	9
<b>LAKELANDS</b>						<b>1,623</b>	<b>1,623</b>	<b>0</b>	<b>0</b>	<b>4,296</b>	<b>0</b>	<b>4,296</b>
COURTS OF DEVON (PHASE 1 SECTION 1)	R	FS 122	530	GA		253	253	0	0	595	0	595
CROSS GREEN AT LAKELANDS (PH I SEC 1)	C	FS 122	530	GC		58	58	0	0	131	0	131
HEATHWALK AT LAKELANDS (PH I SEC 1 2)	C	FS 122	530	GC		28	28	0	0	63	0	63
LAKELANDS RIDGE (GREAT SENECA N)	H	FS 122	531	SFD		56	56	0	0	173	0	173
LAKELANDS RIDGE (GREAT SENECA N)	C	FS 122	531	GC		159	159	0	0	360	0	360
MAIN STREET AT LAKELANDS (PH I SEC 1)	C	FS 122	530	GC		68	68	0	0	154	0	154
MARKET ST AT LAKELANDS (PH I SEC 1 2/2)	C	FS 122	530	GC		48	48	0	0	109	0	109
PHASE I SECTION 1	H	FS 122	530	SFD		17	17	0	0	52	0	52
PHASE I SECTION 1	H	FS 122	530	TH		92	92	0	0	239	0	239
PHASE I SECTION 1 LIVE/WORK UNITS	H	FS 122	530	GA		16	16	0	0	38	0	38
PHASE I SECTION 2	H	FS 122	530	SFD		194	194	0	0	599	0	599
PHASE I SECTION 2	H	FS 122	530	TH		105	105	0	0	273	0	273
PHASE I SECTION 2 LIVE/WORK (GEN STOR)	H	FS 122	530	GA		1	1	0	0	2	0	2
PHASE II SECTION 1	H	FS 122	530	SFD		54	54	0	0	167	0	167
PHASE II SECTION 1	H	FS 122	530	TH		59	59	0	0	153	0	153
PHASE II SECTION 2	H	FS 122	530	SFD		103	103	0	0	318	0	318
PHASE II SECTION 2	H	FS 122	530	TH		147	147	0	0	382	0	382
PHASE III SECTION 1	H	FS 122	530	SFD		51	51	0	0	157	0	157
PHASE III SECTION 1	H	FS 122	530	TH		41	41	0	0	107	0	107
PHASE III SECTION 2 (LANE IN THE WOODS)	H	FS 122	530	SFD		61	61	0	0	188	0	188
PHASE III SECTION 3 (LANE IN THE WOODS)	H	FS 122	530	SFD		12	12	0	0	37	0	37
<b>LONGDRAFT ROAD</b>						<b>35</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>108</b>	<b>0</b>	<b>108</b>
JOAN'S HILL		FT 122	526	SFD		8	8	0	0	25	0	25
LEAFY OVERLOOK (GOLDEN POST LA)		FT 122	529	SFD		3	3	0	0	9	0	9
LONGDRAFT OAKS		FT 123	526	SFD		12	12	0	0	37	0	37
SENECA RIDGE		ET 561	529	SFD		12	12	0	0	37	0	37
<b>MEEM'S ADDITION</b>						<b>50</b>	<b>47</b>	<b>3</b>	<b>0</b>	<b>141</b>	<b>0</b>	<b>141</b>
MEEM'S ADDITION SINGLE FAMILIES		FT 341	551	SFD		42	39	3	0	120	0	120
MEEM'S ADDITION DUPLEXES		FT 341	551	TH		8	8	0	0	21	0	21
<b>MISSION HILLS</b>	<b>H</b>	<b>FS 341</b>	<b>532</b>	<b>SFD</b>		<b>52</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>160</b>	<b>0</b>	<b>160</b>
<b>MONTGOMERY MEADOWS</b>						<b>458</b>	<b>458</b>	<b>0</b>	<b>0</b>	<b>1,190</b>	<b>0</b>	<b>1,190</b>
SECTION I	H	FT 343	543	TH		158	158	0	0	410	0	410
SECTION II PHASE 1	H	FU 341	543	TH		119	119	0	0	309	0	309
SECTION II PHASE 2	H	FU 341	543	TH		88	88	0	0	229	0	229
LAKEFOREST GLEN (SECTION II PHASE 3)	H	FU 341	543	TH		93	93	0	0	242	0	242
<b>NEWPORT ESTATES</b>						<b>291</b>	<b>291</b>	<b>0</b>	<b>0</b>	<b>756</b>	<b>0</b>	<b>756</b>
SECTION I	C	FT 562	548	TH		54	54	0	0	140	0	140

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						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
SECTION II	C	FT 562	548	TH		103	103	0	0	268	0	268
SECTION III	C	FT 562	548	TH		134	134	0	0	348	0	348
<b>NORTH FREDERICK AVENUE</b>						<b>760</b>	<b>756</b>	<b>4</b>	<b>0</b>	<b>1,514</b>	<b>0</b>	<b>1,514</b>
DALAMAR APTS	R	FT 342	544	GA		120	120	0	0	282	0	282
FOREST OAK TOWERS	R	FT 342	544	HRA	IR	175	175	0	0	204	0	204
FREESTATE	R	FT 342	544	GA		16	16	0	0	38	0	38
MATTRESS DISCOUNTERS (101 N FRED AV)	R	FT 342	544	GA		2	2	0	0	5	0	5
SCHNEIDER/HOUSE (439 N FRED AVE)	R	FT 342	544	GA		33	31	2	0	73	0	73
SENECA HEIGHTS FAMILIES		FT 561	543	GA	IR	17	17	0	0	40	0	40
SENECA HEIGHTS INDIVIDUALS		FT 562	543	GQ	IR	41	41	0	0	41	0	41
WATKINS STATION (MONTGMRY. KNOLLS)	R	FT 343	543	GA		210	208	2	0	489	0	489
WHETSTONE APTS	R	FT 342	544	GA		102	102	0	0	240	0	240
WOODLAWN PARK	R	FT 342	544	GA		44	44	0	0	103	0	103
<b>OBSERVATORY / BROWN'S</b>						<b>422</b>	<b>399</b>	<b>7</b>	<b>16</b>	<b>1,129</b>	<b>41</b>	<b>1,170</b>
BROWN'S ADDITION		FT 341	551	SFD		181	171	2	8	528	25	552
BROWN'S ADDITION TOWNHOUSES		FT 341	551	TH		3	3	0	0	8	0	8
DE SELLUM HOUSE		FT 561	551	GQ		4	4	0	0	4	0	4
DIAMOND ACRES (SEIDL)	R	FT 341	551	GA		35	35	0	0	82	0	82
DIAMOND HOUSE APTS	R	FT 341	551	GA		17	17	0	0	40	0	40
LILAC GARDENS CONDOS	C	FT 341	551	GC		31	31	0	0	70	0	70
LONDONDERRY/WATER ST		FT 341	551	SFD		18	18	0	0	56	0	56
OBSERVATORY HEIGHTS		FT 341	551	SFD		64	60	0	4	185	12	198
OBSV HTS APT HOUSES (2 CEDAR, 12 GEO)	R	FT 341	551	GA		4	4	0	0	9	0	9
SAINT MARTIN'S CONVENT		FT 341	551	GQ		4	0	0	4	0	4	4
SAINT MARTIN'S PARISH		FT 561	551	GQ		2	2	0	0	2	0	2
SPRINGHOLLOW	H	FT 341	551	TH		11	11	0	0	29	0	29
SUMMIT ESTATES (DESELLUM OAKS)		FT 341	551	SFD		11	11	0	0	34	0	34
SUMMIT HALL APTS	R	FT 341	551	GA		22	22	0	0	52	0	52
SUMMIT HALL (DeSELLUM)		FT 561	551	SFD		10	7	3	0	22	0	22
SUMMIT PARK		FT 561	551	SFD		5	3	2	0	9	0	9
<b>OLD CARRIAGE HILL (WILD FOREST DR)</b>	<b>H</b>	<b>FT 343</b>	<b>543</b>	<b>TH</b>		<b>39</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>101</b>	<b>0</b>	<b>101</b>
<b>OLDE TOWNE</b>						<b>2,396</b>	<b>1,702</b>	<b>92</b>	<b>602</b>	<b>3,987</b>	<b>1,415</b>	<b>5,402</b>
ARCHSTONE AT OLDE TOWNE	R	FT 562	548	GA		389	0	0	389	0	914	914
BROOKE MANOR	R	FT 562	544	GA		11	11	0	0	26	0	26
CAROLANN COURTS (TRENTO PL)	C	FT 562	548	TH		24	24	0	0	62	0	62
CEDAR COURT	R	FT 562	549	GA		68	68	0	0	160	0	160
CRESTWOOD TERRACE	R	FT 562	548	GA		108	108	0	0	254	0	254
DEER PARK APARTMENTS (vacant)	R	FT 562	548	GA		22	0	22	0	0	0	0
DIAMOND COURTS (vacant)	R	FT 562	548	GA		26	0	26	0	0	0	0
DIAMOND OAK CONDOS (8 RUSSELL AVE)	C	FT 562	544	GC		36	36	0	0	81	0	81
DIAMOND STATION	R	FT 562	544	GA		8	8	0	0	19	0	19
EAST DIAMOND AVE		FT 562	548	SFD		22	5	17	0	15	0	15
FOREST OAK APTS	R	FT 562	544	GA		11	11	0	0	26	0	26
IRVINGTON FARMS (KING)	R	FT 562	544	GA		9	9	0	0	21	0	21
LAR-KEN	R	FT 562	548	GA		44	44	0	0	103	0	103
LEE AVENUE DUPLEXES	H	FT 562	544	TH		4	4	0	0	10	0	10
LYNN-BROOKE (NAGEL)	R	FT 562	544	GA		8	8	0	0	19	0	19
MADDOX ADDITION (20 S SUMMIT AVE)		FT 562	549	SFD		1	0	1	0	0	0	0
OAKS AT OLDE TOWNE	R	FT 341	544	GA	I/SR	72	72	0	0	169	0	169
PARK STATION	R	FT 561	544	GA		385	385	0	0	905	0	905
RESIDENCES AT OLDE TOWNE	R	FT 341	551	GA		191	0	0	191	0	449	449
SEIDL	R	FT 562	544	GA		11	11	0	0	26	0	26
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	548	GA		204	204	0	0	479	0	479
STREAMSIDE EAST	R	FT 562	548	GA		237	237	0	0	557	0	557
STREAMSIDE WEST	R	FT 562	548	GA		182	182	0	0	428	0	428
SUMMIT CREST	R	FT 562	548	GA		233	232	1	0	545	0	545
SUMMIT CROSSING (BOZZUTO) COTTAGES	C	FT 562	544	TH		9	3	0	6	8	16	23

**CITY OF GAITHERSBURG**  
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**DWELLING UNITS AND ESTIMATED POPULATION**

SUBDIVISION SECTION/PHASE	H C R	TAX MAP	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
SUMMIT CROSSING (BOZZUTO) 2/2 CONDO	C	FT 562	544	GC		36	20	0	16	45	36	81
TY GWYN (CROWN) (vacant)	R	FT 562	548	GA		25	0	25	0	0	0	0
WELLS-ROBERTSON HOUSE		FT 561	549	GQ		14	14	0	0	14	0	14
YOUNG (KING II)	R	FT 562	544	GA		6	6	0	0	14	0	14
<b>ORCHARD GLEN (ORCHARD RIDGE)</b>		<b>ES 563</b>	<b>530</b>	<b>TH</b>		<b>33</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>86</b>	<b>0</b>	<b>86</b>
<b>ORCHARD PLACE</b>	<b>H</b>	<b>FT 121</b>	<b>528</b>	<b>TH</b>		<b>156</b>	<b>156</b>	<b>0</b>	<b>0</b>	<b>405</b>	<b>0</b>	<b>405</b>
<b>ORCHARD POND</b>	<b>R</b>	<b>FT 122</b>	<b>527</b>	<b>GA</b>		<b>751</b>	<b>747</b>	<b>4</b>	<b>0</b>	<b>1,755</b>	<b>0</b>	<b>1,755</b>
<b>THE ORCHARDS</b>	<b>H</b>	<b>ES 562</b>	<b>530</b>	<b>TH</b>		<b>166</b>	<b>166</b>	<b>0</b>	<b>0</b>	<b>431</b>	<b>0</b>	<b>431</b>
<b>PARK SUMMIT</b>						<b>395</b>	<b>395</b>	<b>0</b>	<b>0</b>	<b>1,002</b>	<b>0</b>	<b>1,002</b>
PARK SUMMIT	H	FS 343	539	TH		323	323	0	0	839	0	839
PARK SUMMIT CONDOMINIUMS	C	FS 343	539	GC		72	72	0	0	163	0	163
<b>PHEASANT RUN</b>						<b>307</b>	<b>307</b>	<b>0</b>	<b>0</b>	<b>916</b>	<b>0</b>	<b>916</b>
ORCHARD HILLS	H	FT 122	528	SFD		91	91	0	0	281	0	281
PHEASANT RUN	H	FT 122	528	SFD		152	152	0	0	469	0	469
PHEASANT RUN (DUPLXES)	H	FT 122	528	TH		64	64	0	0	166	0	166
<b>POTOMAC OAKS (DIAMOND FARMS)</b>	<b>C</b>	<b>FT 121</b>	<b>528</b>	<b>GC</b>		<b>541</b>	<b>540</b>	<b>1</b>	<b>0</b>	<b>1,222</b>	<b>0</b>	<b>1,222</b>
<b>QUINCE ORCHARD PARK</b>						<b>587</b>	<b>499</b>	<b>5</b>	<b>83</b>	<b>1,353</b>	<b>211</b>	<b>1,565</b>
PHASE I	H	FS 123	531	SFD		92	92	0	0	284	0	284
PHASE I	H	FS 123	531	TH		110	110	0	0	286	0	286
PHASE II	H	FS 123	531	SFD		97	97	0	0	299	0	299
PHASE II	H	FS 123	531	TH		95	95	0	0	247	0	247
PHASE II ( 2 OVER 2 CONDOS)	C	FS 123	531	GC		110	105	5	0	238	0	238
VISTAS DETACHED	H	FS 123	531	SFD		13	0	0	13	0	40	40
VISTAS TOWNHOUSES	H	FS 123	531	TH		38	0	0	38	0	99	99
VISTAS 2/2 CONDOS	C	FS 123	531	GC		32	0	0	32	0	72	72
<b>RASHIDIAN ESTATES</b>		<b>FT 121</b>	<b>550</b>	<b>SFD</b>		<b>4</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>9</b>	<b>12</b>
<b>RELDA SQUARE</b>	<b>H</b>	<b>ET 561</b>	<b>528</b>	<b>SFD</b>		<b>68</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>210</b>	<b>0</b>	<b>210</b>
<b>ROSEMONT</b>		<b>FS 563</b>	<b>552</b>	<b>SFD</b>		<b>51</b>	<b>51</b>	<b>0</b>	<b>0</b>	<b>157</b>	<b>0</b>	<b>157</b>
<b>SAYBROOKE</b>						<b>730</b>	<b>730</b>	<b>0</b>	<b>0</b>	<b>2,068</b>	<b>0</b>	<b>2,068</b>
ARCHSTONE AT SAYBROOKE	R	GT 122	548	GA		252	252	0	0	592	0	592
SAYBROOKE II	H	FT 562	548	SFD		143	143	0	0	441	0	441
SAYBROOKE IV	H	GT 122	547	SFD		18	18	0	0	56	0	56
SAYBROOKE VILLAGE	H	GT 122	548	SFD		317	317	0	0	978	0	978
<b>SENECA MEWS (DIAMOND PROPERTY)</b>						<b>31</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>81</b>	<b>0</b>	<b>81</b>
DIAMOND HOUSE		FT 122	528	SFD		1	1	0	0	3	0	3
SENECA MEWS TOWNHOUSES		FT 122	528	TH		30	30	0	0	78	0	78
<b>SHADY GROVE VILLAGE</b>						<b>487</b>	<b>487</b>	<b>0</b>	<b>0</b>	<b>1,265</b>	<b>0</b>	<b>1,265</b>
SHADY GROVE VILLAGE I PAR B	H	FS 342	539	TH		177	177	0	0	460	0	460
SHADY GROVE VILLAGE II PAR 2	C	FS 342	539	TH		122	122	0	0	317	0	317
SHADY GROVE VILLAGE II PAR 3	C	FS 342	539	TH		108	108	0	0	281	0	281
SHADY GROVE VILLAGE III SEC.2	H	FS 342	539	TH		80	80	0	0	208	0	208
<b>SOUTH FREDERICK AVENUE</b>						<b>553</b>	<b>537</b>	<b>7</b>	<b>9</b>	<b>1,265</b>	<b>21</b>	<b>1,286</b>
DEER PARK GARDENS	R	FT 561	549	GA		40	38	2	0	89	0	89
EXECUTIVE GARDENS	R	FT 561	551	GA		86	85	1	0	200	0	200
FLOWERS APTS (WAYNE GARDENS)	R	FT 561	549	GA		32	23	0	9	54	21	75
GAITHER HOUSE	R	FT 561	549	GA		95	95	0	0	223	0	223
LAKESIDE	R	FT 561	549	GA		45	45	0	0	106	0	106
LANIGAN	R	FT 561	549	GA		5	5	0	0	12	0	12
MONTGOMERY HOUSE	R	FT 561	549	GA		50	50	0	0	117	0	117
ROSEDALE	R	FS 563	552	GA		193	192	1	0	451	0	451
OTHER (2)		FT 562	550	SFD		7	4	3	0	12	0	12
<b>THE SPECTRUM AT WATKINS MILL (CASEY EAST)</b>						<b>382</b>	<b>0</b>	<b>0</b>	<b>382</b>	<b>0</b>	<b>429</b>	<b>429</b>
HIGH RISES		FT 343	543	HRC		224	0	0	224	0	252	252
AGE-RESTRICTED HIGH RISE		FT 343	543	HRC	AR	158	0	0	158	0	177	177
<b>SUMMIT CENTER</b>	<b>R</b>	<b>FT 563</b>	<b>548</b>	<b>GA</b>		<b>300</b>	<b>0</b>	<b>0</b>	<b>300</b>	<b>0</b>	<b>705</b>	<b>705</b>
<b>THOMAS ADDITION (W DIAMOND AVE)</b>		<b>FT 341</b>	<b>551</b>	<b>SFD</b>		<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>6</b>
<b>TIMBERBROOK</b>	<b>C</b>	<b>FS 342</b>	<b>531</b>	<b>GC</b>		<b>168</b>	<b>168</b>	<b>0</b>	<b>0</b>	<b>380</b>	<b>0</b>	<b>380</b>

**CITY OF GAITHERSBURG**  
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**DWELLING UNITS AND ESTIMATED POPULATION**

SUBDIVISION SECTION/PHASE	H C R	TAX MAP	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
VILLA RIDGE (VICTORY FARM)	C	FT 562	548	GC		418	418	0	0	946	0	946
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343	543	GC		270	270	0	0	611	0	611
<b>WARTHER</b>						<b>494</b>	<b>494</b>	<b>0</b>	<b>0</b>	<b>1,248</b>	<b>0</b>	<b>1,248</b>
GREENS OF WARTHER	C	FS 342	531	TH		53	53	0	0	138	0	138
GREENS OF WARTHER (PIGGYBACKS)	C	FS 342	531	GC		106	106	0	0	240	0	240
TOWNS OF WARTHER	H	FS 342	531	TH		131	131	0	0	340	0	340
WASHINGTONIAN TOWNS	H	FS 342	531	TH		204	204	0	0	530	0	530
<b>WASHINGTONIAN VILLAGE (CRESTFIELD)</b>		<b>FS 342</b>	<b>539</b>	<b>SFD</b>		<b>90</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>278</b>	<b>0</b>	<b>278</b>
<b>WASHINGTONIAN WOODS</b>						<b>576</b>	<b>576</b>	<b>0</b>	<b>0</b>	<b>1,613</b>	<b>0</b>	<b>1,613</b>
SECTION 1	H	FT 121	532	SFD		37	37	0	0	114	0	114
SECTION 2	H	FT 121	532	SFD		51	51	0	0	157	0	157
SECTION 4	H	FT 121	532	SFD		43	43	0	0	133	0	133
SECTION 5	H	FT 121	532	SFD		44	44	0	0	136	0	136
SECTION 6	H	FT 121	532	SFD		81	81	0	0	250	0	250
SECTION 7	H	FT 121	532	SFD		45	45	0	0	139	0	139
SECTION 8	H	FT 121	532	SFD		49	49	0	0	151	0	151
SECTION 10	H	FT 121	532	SFD		26	26	0	0	80	0	80
OAKS AT WASHINGTONIAN WOODS (SEC 3)	C	FS 122	532	GC		48	48	0	0	109	0	109
VISTAS AT WASHINGTONIAN WOODS (SEC 9)	C	FS 122	532	GC		152	152	0	0	344	0	344
<b>WATKINS MILL RD</b>		<b>FU 341</b>	<b>543</b>	<b>SFD</b>		<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>9</b>
<b>WATKINS MILL TOWN CENTER (CASEY W)</b>						<b>1,066</b>	<b>0</b>	<b>0</b>	<b>1,066</b>	<b>0</b>	<b>1,893</b>	<b>1,893</b>
DETACHED HOUSES & COTTAGES	H	FT 122	527	SFD		94	0	0	94	0	290	290
2/2 CONDO TOWNHOUSES	C	FT 122	527	GC		142	0	0	142	0	321	321
INTEGRAL TOWNHOUSES	H	FT 122	527	TH		237	0	0	237	0	616	616
HIGH-RISE CONDOS	C	FT 122	527	HRC		593	0	0	593	0	666	666
<b>WEST DEER PARK</b>						<b>606</b>	<b>12</b>	<b>0</b>	<b>594</b>	<b>31</b>	<b>1,407</b>	<b>1,438</b>
CASEY TOWNHOUSES (RENTALS)	R	FS 563	551	TH		12	12	0	0	31	0	31
FAIRFIELD TOWNHOUSES	H	FT 561	551	TH		53	0	0	53	0	138	138
FAIRFIELD 2/2 CONDOMINIUMS	H	FT 561	551	GC		28	0	0	28	0	63	63
FAIRFIELD GARDEN APTS/CONDOS	R	FT 561	551	GA		315	0	0	315	0	740	740
SUMMIT WOODS APTS (W DEER PARK APT)	R	FS 563	551	GA	AH	198	0	0	198	0	465	465
<b>WEST RIDING</b>		<b>FT 121</b>	<b>528</b>	<b>SFD</b>		<b>105</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>324</b>	<b>0</b>	<b>324</b>
<b>WESTLEIGH</b>	<b>H</b>	<b>FS 121</b>	<b>532</b>	<b>SFD</b>		<b>192</b>	<b>192</b>	<b>0</b>	<b>0</b>	<b>593</b>	<b>0</b>	<b>593</b>
<b>WHETSTONE RUN</b>	<b>H</b>	<b>FT 562</b>	<b>548</b>	<b>SFD</b>		<b>86</b>	<b>86</b>	<b>0</b>	<b>0</b>	<b>265</b>	<b>0</b>	<b>265</b>
<b>WINDBROOKE CONDOS</b>	<b>C</b>	<b>FU 341</b>	<b>543</b>	<b>GC</b>		<b>130</b>	<b>130</b>	<b>0</b>	<b>0</b>	<b>294</b>	<b>0</b>	<b>294</b>
<b>WOODLAND HILLS</b>	<b>H</b>	<b>FT 343</b>	<b>543</b>	<b>TH</b>		<b>258</b>	<b>258</b>	<b>0</b>	<b>0</b>	<b>670</b>	<b>0</b>	<b>670</b>
<b>WOODS AT MUDDY BR. (THE WOODLANDS)</b>	<b>H</b>	<b>FS 121</b>	<b>532</b>	<b>SFD</b>		<b>71</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>219</b>	<b>0</b>	<b>219</b>
<b>TOTALS</b>						<b>28,859</b>	<b>23,130</b>	<b>170</b>	<b>5,559</b>	<b>57,355</b>	<b>11,416</b>	<b>68,771</b>

(1) INCLUDES 300-400 BLOCKS OF SOUTH FREDERICK AVE AND PORTIONS OF PEONY DR, OAKTON RD, HUTTON ST, GAITHER ST, AND EAST DEER PARK DR

(2) INCLUDES ST.MARTIN'S PARISH AND 500 (522), 525, 529, 539, 605, & 607 S. FREDERICK AVE.

**CITY OF GAITHERSBURG**  
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**DWELLING UNITS AND ESTIMATED POPULATION**  
**SENIOR / AGE-RESTRICTED HOUSING**

SENIOR HOUSING FACILITY	H C	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
ASBURY SENIOR HOUSING	R	544	HRA	SR	830	830	0	0	968	0	968
ASBURY ASSISTED LIVING	R	544	GA	SR	133	133	0	0	313	0	313
ASBURY MANOR HOMES	R	544	GA	SR	60	0	0	60	0	141	141
ASBURY NURSING HOME	R	544	GQ	SR	285	285	0	0	285	0	285
ASBURY NORTH VILLAS (DUPLEXES)	R	544	TH	SR	43	0	0	43	0	112	112
ASBURY VILLAS (DUPLEXES)	R	544	TH	SR	74	73	1	0	190	0	190
ASBURY HOUSES (24-30 MARYLAND AVE)	R	544	SFD	SR	3	3	0	0	9	0	9
KENTLANDS MANOR (FOUNTAIN GLEN/GA)	R	530	GA	SR	206	206	0	0	484	0	484
OAKS AT OLDE TOWNE	R	544	GA	I/SR	72	72	0	0	169	0	169
THE SPECTRUM (CASEY EAST)	C	543	HRC	AR	158	0	0	158	0	177	177
<b>TOTALS</b>					<b>1,864</b>	<b>1,602</b>	<b>1</b>	<b>261</b>	<b>2,418</b>	<b>430</b>	<b>2,848</b>

**CITY OF GAITHERSBURG**  
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**DWELLING UNITS AND ESTIMATED POPULATION**  
**INCOME-RESTRICTED HOUSING**

INCOME-RESTRICTED HOUSING FACILITY	H C	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
FOREST OAK TOWERS	R	544	HRA	IR	175	175	0	0	204	0	204
FIELDS OF GAITHERSBURG (LAKEWOOD C)	R	539	GA	IR	168	168	0	0	395	0	395
OAKS AT OLDE TOWNE	R	544	GA	I/SR	72	72	0	0	169	0	169
SENECA HEIGHTS FAMILIES		543	GA	IR	17	17	0	0	17	0	17
SENECA HEIGHTS INDIVIDUALS		543	GQ	IR	41	41	0	0	107	0	107
SUMMIT WOODS APTS - MPDU	R	551	GA	IR	10	0	0	10	0	25	25
<b>TOTALS</b>					<b>483</b>	<b>473</b>	<b>0</b>	<b>10</b>	<b>892</b>	<b>25</b>	<b>916</b>

MPDU: Moderately-priced rental dwelling unit, available for households with an income at 60% of the area median income

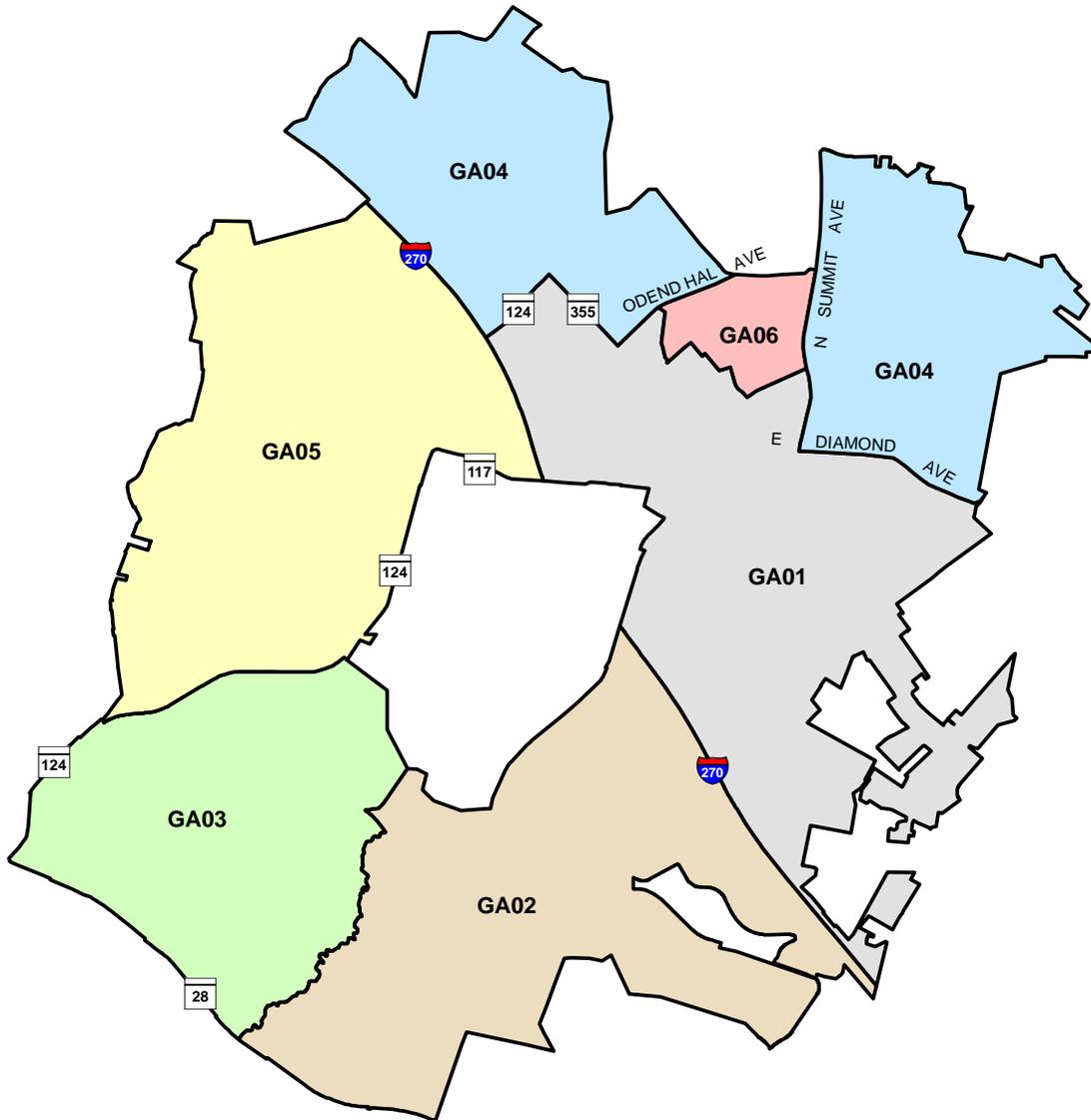
Note: MPDU units are included in the total units shown in the Subdivision summary table.

**CITY OF GAITHERSBURG**  
**JANUARY 2009**  
**DWELLING UNITS AND ESTIMATED POPULATION**  
**GAITHERSBURG VOTING AREAS**

VOTING AREA	EST. ELIGIBLE VOTERS	PERCENT	OCCUPIED DWELLING UNITS **				ESTIMATED POPULATION **		
			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
GA01	5891	N/A	4,740	3,875	51	813	10,264	2,041	12,305
GA02	6731	N/A	6,513	4,344	4	2,165	11,726	4,749	16,476
GA03	6414	N/A	4,172	4,081	11	80	11,175	215	11,390
GA04	6993	N/A	5,831	4,632	92	1,107	12,183	2,325	14,509
GA05	6085	N/A	5,019	4,010	11	999	10,602	1,906	12,507
GA06	1021	N/A	1,380	1,280	1	99	1,779	254	2,034
<b>TOTALS</b>	<b>33135</b>	<b>57.40%</b>	<b>27,654</b>	<b>22,222</b>	<b>170</b>	<b>5,263</b>	<b>57,729</b>	<b>11,491</b>	<b>69,220</b>

Note: Estimated Eligible Voters based on 2000 Census, persons 18 years of age or older and US Citizens

\*\* Adjusted for vacancy rates



**CITY OF GAITHERSBURG**

**JANUARY 2009**

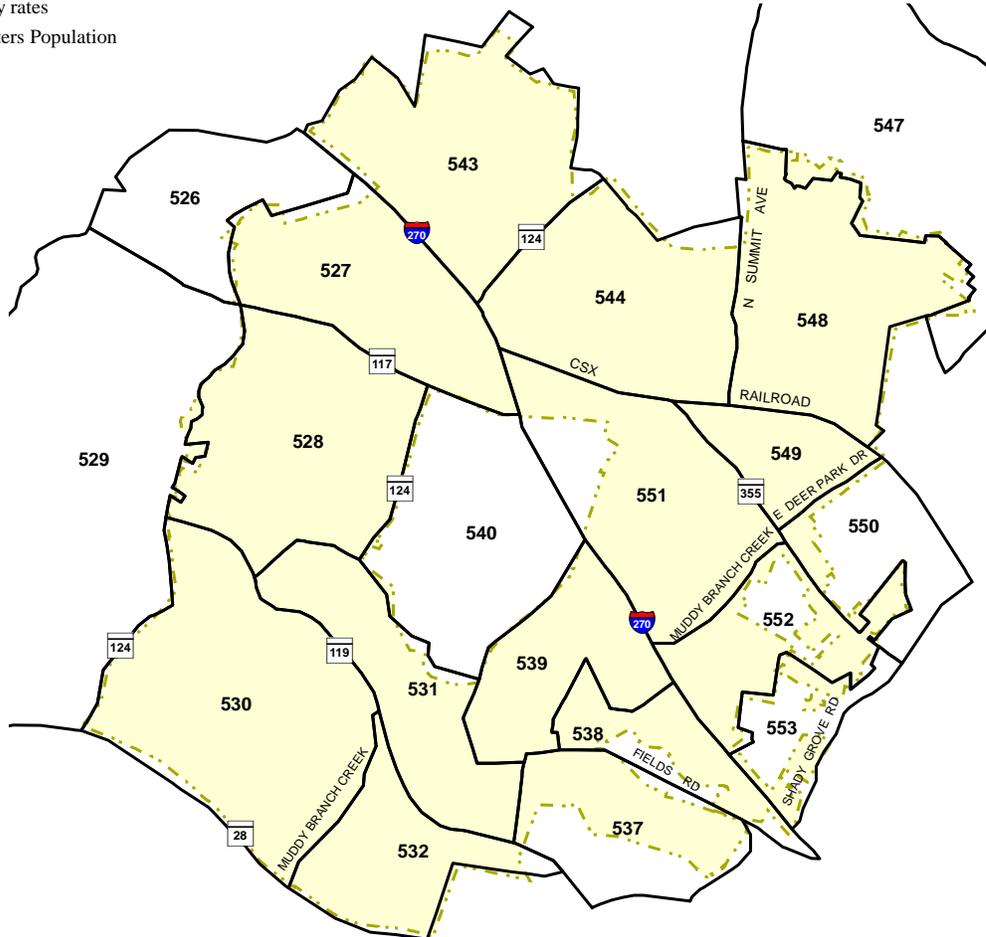
**DWELLING UNITS AND ESTIMATED POPULATION**

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS TRAFFIC ANALYSIS ZONES (TAZs)**

METRO WASHINGTON COG TRAFFIC ANALYSIS ZONE (TAZ)	HOUSEHOLDS **					ESTIMATED POPULATION **			
	TOTAL UNITS	EXISTING SF HH	EXISTING MF HH	OTHER USES	FUTURE HH	HH POP.	TOTAL POP. †	PROJECTED GROWTH	PROJECTED FUT. POP.
526	20	20	0	0	0	62	62	0	62
527	2,172	335	835	4	999	2,797	2,815	1,906	4,721
528	2,648	1,497	1,145	6	0	7,128	7,175	0	7,175
529	15	15	0	0	0	46	47	0	47
530	3,770	2,117	1,646	6	1	10,248	10,315	2	10,317
531	1,782	1,203	495	5	79	4,543	4,573	213	4,786
532	861	677	184	0	0	2,585	2,602	0	2,602
537	2,198	33	0	0	2,165	88	89	4,749	4,838
538	81	81	0	0	0	216	217	0	217
539	2,156	1,126	1,027	4	0	5,571	5,608	0	5,608
540	1	0	0	1	0	0	0	0	0
543	1,995	738	904	2	351	4,194	4,262	432	4,694
544	2,290	199	1,940	27	124	4,174	4,488	319	4,807
547	61	61	0	0	0	178	179	0	179
548	3,957	1,417	1,693	91	755	8,236	8,290	1,894	10,184
549	699	371	309	9	10	1,931	1,958	24	1,982
550	42	27	0	3	12	86	87	37	124
551	2,195	995	421	11	767	3,939	3,971	1,915	5,886
552	366	182	183	1	0	985	991	0	991
553	0	0	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>27,308</b>	<b>11,094</b>	<b>10,781</b>	<b>170</b>	<b>5,263</b>	<b>57,009</b>	<b>57,729</b>	<b>11,491</b>	<b>69,220</b>

\*\* Adjusted for vacancy rates

† Includes Group Quarters Population



**CITY OF GAITHERSBURG**  
**JANUARY 2009**  
**DWELLING UNITS AND ESTIMATED POPULATION**  
**DENSITY OF SELECTED SUBDIVISIONS**

SUBDIVISION SECTION/PHASE	AREA (AC)	UNIT TYPE	ZONING	DWELLING UNITS				CURRENT POPULATION		
				UNIT TOTAL	UNITS PER AC	% OF CITY LAND	% OF CITY AREA/TOTAL UNITS	CURRENT POPULATION	PERSONS PER AC	PERSONS PER SQ MI
<b>CITY OF GAITHERSBURG (CURRENT)</b>	<b>6608.37</b>	<b>MIX</b>	<b>N/A</b>	<b>23,130</b>	<b>3.50</b>	<b>100%</b>	<b>100%</b>	<b>60,017</b>	<b>9.08</b>	<b>5,812</b>
<b>CITY OF GAITHERSBURG (FUTURE) *</b>	<b>6608.37</b>	<b>MIX</b>	<b>N/A</b>	<b>28,689</b>	<b>4.34</b>	<b>100%</b>	<b>100%</b>	<b>72,078</b>	<b>10.91</b>	<b>6,981</b>
<b>AVENTIENE (CROWN FARM) *</b>	<b>182.82</b>	<b>MIX</b>	<b>MXD</b>	<b>2,250</b>	<b>12.31</b>	<b>2.8%</b>	<b>7.8%</b>	<b>4,847</b>	<b>26.51</b>	<b>16,969</b>
DETACHED HOUSES - LOTS	4.61756	SFD	MXD	44	9.53	2.5%	2.0%	139	30.01	19,207
TOWNHOUSES - LOTS	2.05808	TH	MXD	65	31.58	1.1%	2.9%	173	84.23	53,907
2/2 CONDO TOWNHOUSES - PARCELS	0	GC	MXD	0	0.00	0.0%	0.0%	0	0.00	0
PARKS/GREENSPACE	8.08701	REC/OS	MXD	0	N/A	4.4%	0.0%			
INSTITUTIONAL (GOVT, CHURCH, SCHL, E	32.0683	INST	MXD	0	N/A	17.5%	0.0%			
PUBLIC & PRIVATE STREET ROW	7.11511	TRNSP	MXD	0	N/A	3.9%	0.0%			
NEIGHBORHOOD 3 PHASE 1	21.8778	MIX	MXD	109	4.98	12.0%	4.8%	312	14.26	9,127
NEIGHBORHOOD 6 (FUTURE HIGH SCH)	32.0683	INST	MXD	0	N/A	17.5%	0.0%	0	0.00	0
<b>CROWN POINTE *</b>	<b>13.1869</b>	<b>MIX</b>	<b>RP-T</b>	<b>68</b>	<b>5.16</b>	<b>0.2%</b>	<b>0.2%</b>	<b>188</b>	<b>14.23</b>	<b>9,106</b>
DETACHED HOUSES - LOTS	1.49318	SFD	RP-T	13	8.71	11.3%	19.1%	41	27.42	17,549
TOWNHOUSES - LOTS	2.93859	TH	RP-T	55	18.72	22.3%	80.9%	147	49.92	31,946
PARKS/GREENSPACE	5.11756	REC/OS	RP-T	0	N/A	38.8%				
PUBLIC & PRIVATE STREET ROW	3.6376	TRNSP	RP-T	0	N/A	27.6%				
NORTH SECTION	7.07188	MIX	RP-T	34	4.81	53.6%	50.0%	97	13.71	8,774
SOUTH SECTION	6.11414	TH	RP-T	34	5.56	46.4%	50.0%	91	14.83	9,491
<b>FERNSHIRE</b>	<b>95.18</b>	<b>MIX</b>		<b>499</b>	<b>5.24</b>	<b>1.4%</b>	<b>1.7%</b>	<b>1,407</b>	<b>14.78</b>	<b>9,458</b>
BRIDLEWOOD	26.44	SFD	RP-T	80	3.03	27.8%	16.0%	252	9.53	6,099
FERNSHIRE FARMS/COVENTRY	38.99	TH	RP-T	342	8.77	41.0%	68.5%	912	23.39	14,971
FERNSHIRE WOODS	5.21	SFD	R-90 C	14	2.69	5.5%	2.8%	44	8.46	5,416
HIDDEN ORCHARDS	9.19	SFD	R-90 C	23	2.50	9.7%	4.6%	72	7.88	5,045
LONGDRAFT ESTATES	15.35	SFD	R-90 C	40	2.61	16.1%	8.0%	126	8.21	5,253
<b>HIDDEN CREEK *</b>	<b>83.84</b>	<b>MIX</b>	<b>MXD</b>	<b>567</b>	<b>6.76</b>	<b>1.3%</b>	<b>2.0%</b>	<b>1,522</b>	<b>18.15</b>	<b>11,615</b>
LAND BAY I, II, III - LOTS	9.54867	SFD	MXD	69	7.23	11.4%	12.2%	217	22.76	14,566
LAND BAY I, II, III - LOTS	14.6904	TH	MXD	382	26.00	17.5%	67.4%	1,019	69.35	44,383
LAND BAY I, II, III - PARCELS	2.95884	GC	MXD	116	39.20	3.5%	20.5%	285	96.47	61,739
TOTAL GREENSPACE (CITY & HOA)	36.7816	REC/OS	MXD	0	N/A	43.9%				
PUBLIC & PRIVATE STREET ROW	19.6548	TRNSP	MXD	0	N/A	23.4%				
LAND BAY I	17.64	MIX	MXD	79	4.48	21.0%	13.9%	221	12.55	8,029
LAND BAY II	11.51	SFD	MXD	31	2.69	13.7%	5.5%	98	8.48	5,429
LAND BAY III	54.69	MIX	MXD	457	8.36	65.2%	80.6%	1,203	21.99	14,073
<b>KENTLANDS</b>	<b>367.413</b>	<b>MIX</b>	<b>MXD</b>	<b>2,191</b>	<b>5.96</b>	<b>5.6%</b>	<b>7.6%</b>	<b>5,824</b>	<b>15.85</b>	<b>10,145</b>
<b>KENTLANDS - NO COMMERCIAL AREAS</b>	<b>294.037</b>		<b>MXD</b>	<b>2,191</b>	<b>7.45</b>			<b>5,824</b>	<b>19.81</b>	<b>12,677</b>
ALL NEIGHBORHOODS - LOTS	71.5634	SFD	MXD	544	7.60	19.5%	24.8%	1,713	23.94	15,322
ALL NEIGHBORHOODS - LOTS	19.8585	TH	MXD	353	17.78	5.4%	16.1%	941	47.41	30,340
ALL NEIGHBORHOODS - PARCELS	22.6898	GC	MXD	755	33.27	6.2%	34.5%	1,858	81.88	52,401
ALL NEIGHBORHOODS - PARCELS	12.8482	GA	MXD	446	34.71	3.5%	20.4%	1,097	85.42	54,666
ALL NEIGHBORHOODS - URBAN COTTAGE	0	GA	MXD	42	N/A	N/A	1.9%	103	N/A	N/A
ALL NEIGHBORHOODS - LIVE/WORK UNIT	1.08565	GA	MXD	51	46.98	0.3%	2.3%	111	101.99	65,275
TOTAL GREENSPACE (CITY & HOA)	72.2354	REC/OS	MXD	0	N/A	19.7%				
PUBLIC & PRIVATE STREET ROW	81.6666	TRNSP	MXD	0	N/A	22.2%				
INSTITUTIONAL (GOVT, CHURCH, SCHL, E	15.9143	INST	MXD	0	N/A	4.3%				
TOTAL COMMERCIAL	70.6369	COM	MXD	0	N/A	19.2%				
UNPLATTED LAKES ETC.	25.03	REC/OS	MXD	0	N/A	6.8%				
MARKET SQUARE COMMERCIAL	22.1722	COM	MXD	0	N/A	6.0%				
MIDTOWN COMMERCIAL	11.436	COM	MXD	0	N/A	3.1%				
RETAIL AREA COMMERCIAL	39.7679	COM	MXD	0	N/A	10.8%				
GATEHOUSE	48.1413	MIX	MXD	230	4.78	13.1%	10.5%	694	14.41	9,225
HILL DISTRICT (INCL. QUARRY & RCES)	107.789	MIX	MXD	740	6.87	29.3%	33.8%	1,989	18.45	11,809
LAKE DISTRICT (LOWER)	11.346	MIX	MXD	20	1.76	3.1%	0.9%	60	5.31	3,398
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	26.3467	MIX	MXD	88	3.34	7.2%	4.0%	265	10.06	6,436
MIDTOWN	38.9	MIX	MXD	665	17.10	10.6%	30.4%	1,658	42.61	27,271
OLD FARM DISTRICT	14.2806	MIX	MXD	77	5.39	3.9%	3.5%	219	15.36	9,827
RETAIL AREA (THE COLLONADE)	5.85163	GC	MXD	307	52.46	1.6%	14.0%	755	129.09	82,620
TSCHIFFELY SQUARE ROAD DISTRICT	16.3518	MIX	MXD	64	3.91	4.5%	2.9%	184	11.24	7,196

**CITY OF GAITHERSBURG**  
**JANUARY 2009**  
**DWELLING UNITS AND ESTIMATED POPULATION**  
**DENSITY OF SELECTED SUBDIVISIONS**

SUBDIVISION SECTION/PHASE	AREA (AC)	UNIT TYPE	ZONING	DWELLING UNITS				CURRENT POPULATION		
				UNIT TOTAL	UNITS PER AC	% OF LAND	% OF CITY TOTAL UNITS	CURRENT POPULATION	PERSONS PER AC	PERSONS PER SQ MI
<b>LAKELANDS</b>	<b>324.04</b>	<b>MIX</b>	<b>MXD</b>	<b>1,623</b>	<b>5.01</b>	<b>4.9%</b>	<b>5.7%</b>	<b>4,463</b>	<b>13.77</b>	<b>8,814</b>
ALL PHASES - LOTS	64.7453	SFD	MXD	548	8.5	20.0%	33.8%	1,726	26.66	17,061
ALL PHASES - LOTS	19.7113	TH	MXD	444	22.5	6.1%	27.4%	1,184	60.07	38,447
ALL PHASES - PARCELS	13.511	GC	MXD	361	26.7	4.2%	22.2%	888	65.75	42,077
ALL PHASES - PARCELS	6.8814	GA	MXD	253	36.8	2.1%	15.6%	623	90.47	57,899
ALL PHASES - LOTS/PARCELS (LIVE-WORK)	1.1896	GA	MXD	17	14.3	0.4%	1.0%	42	35.16	22,505
TOTAL GREENSPACE (CITY & HOA)	153.105	REC/OS	MXD	0	N/A	47.2%				
PUBLIC & PRIVATE STREET ROW	54.30	TRNSP	MXD	0	N/A	16.8%				
INSTITUTIONAL (GOV'T, CHURCH, SCHL, ETC)	8.98017	INST	MXD	0	N/A	2.8%				
TOTAL COMMERCIAL	1.60902	COM	MXD	0	N/A	0.5%				
UNPLATTED STREAM VALLEY ETC.	87.58	REC/OS	MXD	0	N/A	27.0%				
PHASE I SECTION 1	30.10	MIX	MXD	580	19.27	9.3%	35.7%	1,458	48.43	30,993
PHASE I SECTION 2	74.35	MIX	MXD	300	4.03	22.9%	18.5%	893	12.02	7,691
PHASE II SECTION 1	14.53	MIX	MXD	113	7.78	4.5%	7.0%	327	22.53	14,420
PHASE II SECTION 2	54.78	MIX	MXD	250	4.56	16.9%	15.4%	716	13.08	8,370
PHASE III SECTION 1	14.61	MIX	MXD	92	6.30	4.5%	5.7%	270	18.48	11,825
PHASE III SECTION 2 (LANE IN THE WOOD)	20.17	SFD	MXD	61	3.02	6.2%	3.8%	192	9.52	6,095
PHASE III SECTION 3 (LANE IN THE WOOD)	2.34	SFD	MXD	12	5.12	0.7%	0.7%	38	16.13	10,322
LAKELANDS RIDGE (GREAT SENECA N)	25.56	MIX	MXD	215	8.41	7.9%	13.2%	568	22.21	14,213
<b>ORCHARD PLACE</b>	<b>16.19</b>	<b>TH</b>	<b>R-20</b>	<b>156</b>	<b>9.63</b>	<b>0.2%</b>	<b>0.5%</b>	<b>416</b>	<b>25.69</b>	<b>16,445</b>
TOWNHOUSES	11.0779	TH	R-20	156	14.08	68.4%	100.0%	416	37.56	24,036
GREENSPACE	3.03693	REC/OS	R-20	0	N/A	18.8%				
PUBLIC & PRIVATE STREET ROW	2.07669	TRNSP	R-20	0	N/A	12.8%				
<b>ORCHARD POND</b>	<b>43.45</b>	<b>GA</b>	<b>R-20</b>	<b>751</b>	<b>17.28</b>	<b>0.7%</b>	<b>2.6%</b>	<b>1,838</b>	<b>42.31</b>	<b>27,075</b>
<b>PARK SUMMIT</b>	<b>36.76</b>	<b>MIX</b>	<b>R-20</b>	<b>395</b>	<b>10.75</b>	<b>0.6%</b>	<b>1.4%</b>	<b>1,039</b>	<b>28.26</b>	<b>18,084</b>
PARK SUMMIT TOWNHOUSES	14.85	TH	R-20	323	21.75	40.4%	81.8%	861	58.01	37,125
PARK SUMMIT CONDOMINIUMS	2.62814	GC	R-20	72	27.40	7.2%	18.2%	177	67.41	43,143
GREENSPACE	10.4224	REC/OS	R-20	0	N/A	28.4%				
PUBLIC & PRIVATE STREET ROW	8.8558	TRNSP	R-20	0	N/A	24.1%				
<b>PHEASANT RUN</b>	<b>88.43</b>	<b>MIX</b>		<b>307</b>	<b>3.47</b>	<b>1.3%</b>	<b>1.1%</b>	<b>936</b>	<b>10.58</b>	<b>6,774</b>
PHEASANT RUN	57.9929	SFD	R-90C,R-40	243	4.19	65.6%	79.2%	765	13.20	8,446
PHEASANT RUN (DUPLICES)	8.3565	TH	R-90C	64	7.66	9.4%	20.8%	171	20.43	13,072
GREENSPACE	2.8622	REC/OS	R-90C	0	N/A	3.2%				
PUBLIC & PRIVATE STREET ROW	19.2212	TRNSP	R-90C,R-40	0	N/A	21.7%				
<b>POTOMAC OAKS CONDOS</b>	<b>31.18</b>	<b>GC</b>	<b>R-20</b>	<b>541</b>	<b>17.35</b>	<b>0.5%</b>	<b>1.9%</b>	<b>1,331</b>	<b>42.69</b>	<b>27,324</b>
<b>QUINCE ORCHARD PARK</b>	<b>69.84</b>	<b>MIX</b>	<b>MXD</b>	<b>504</b>	<b>7.22</b>	<b>1.1%</b>	<b>1.8%</b>	<b>1,413</b>	<b>20.23</b>	<b>12,946</b>
ALL PHASES - LOTS	16.49362	SFD	MXD	189	11.5	23.6%	37.5%	595	36.09	23,098
ALL PHASES - LOTS	11.2032	TH	MXD	205	18.3	16.0%	40.7%	547	48.80	31,232
ALL PHASES - PARCELS	4.40928	GC	MXD	110	24.9	6.3%	21.8%	271	61.39	39,287
TOTAL GREENSPACE (CITY & HOA)	16.6346	REC/OS	MXD	0	N/A	23.8%				
PUBLIC & PRIVATE STREET ROW	21.09710	TRNSP	MXD	0	N/A	30.2%				
PHASE I	8.41811	SFD	MXD	92	10.9	12.1%	18.3%	290	34.42	22,029
PHASE I	5.04048	TH	MXD	110	21.8	7.2%	21.8%	293	58.20	37,249
PHASE II	8.07551	SFD	MXD	97	12.0	11.6%	19.2%	306	37.83	24,212
PHASE II	6.1627	TH	MXD	95	15.4	8.8%	18.8%	253	41.11	26,311
PHASE II ( 2 OVER 2 CONDOS)	4.40928	GC	MXD	110	24.9	6.3%	21.8%	271	61.39	39,287
<b>WATKINS MILL TOWN CENTER *</b>	<b>125.21</b>	<b>MIX</b>	<b>MXD</b>	<b>1,066</b>	<b>8.51</b>	<b>1.9%</b>	<b>3.7%</b>	<b>2,002</b>	<b>15.99</b>	<b>10,234</b>
DETACHED HOUSES - LOTS	8.90815	SFD	MXD	94	10.6	7.1%	8.8%	296	33.23	21,270
TOWNHOUSES - LOTS	5.85372	TH	MXD	217	37.1	4.7%	20.4%	579	98.86	63,273
2/2 CONDO TOWNHOUSES - PARCELS	3.034	GC	MXD	142	46.8	2.4%	13.3%	349	115.16	73,705
HIGH-RISE CONDOS - PARCELS	0	HRC	MXD	593	0.0	0.0%	55.6%	725	0.00	0
MIXED COMMERCIAL/RESIDENTIAL	0.9166	TH	MXD	20	N/A	0.7%	1.9%	53	58.19	37,243
TOTAL GREENSPACE (CITY & HOA)	50.1292	REC/OS	MXD	0	N/A	40.0%				
PUBLIC & PRIVATE STREET/CCT ROW	26.56	TRNSP	MXD	0	N/A	21.2%				
TOTAL COMMERCIAL	1.48437	COM	MXD	0	N/A	1.2%				

\* Population Shown is the ultimate build-out population, not the current population. Areas shown in subcategories are for platted properties only and may not sum to the overall project size

**CITY OF GAITHERSBURG**  
**JANUARY 2009**  
**DWELLING UNITS AND ESTIMATED POPULATION**

**POPULATION ESTIMATE - ADJUSTED FOR VACANCY RATES \*\***

TYPE OF DWELLING UNIT	VACANCY RATE	COMPLETED OCCUPIED UNITS	FUTURE OCCUPIED UNITS	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
SINGLE FAMILY UNITS	2.0009%	4,626	337	14,568	1,062	15,630
TOWNHOUSE UNITS	2.5957%	6,469	902	17,251	2,405	19,657
GARDEN APARTMENT UNITS	4.5000%	6,403	2,140	15,756	5,266	21,022
GARDEN CONDOMINIUM UNITS	8.0556%	3,297	309	8,113	760	8,873
HIGH RISE APARTMENT UNITS	4.5000%	1,081	0	1,321	0	1,321
HIGH RISE CONDOMINIUM UNITS	8.0556%	0	1,570	0	1,919	1,919
GROUP QUARTERS *	0.0000%	346	4	720	74	795
<b>OVERALL CITY TOTALS</b>		<b>22,222</b>	<b>5,263</b>	<b>57,729</b>	<b>11,487</b>	<b>69,216</b>

**POPULATION ESTIMATE - 100% OCCUPANCY**

TYPE OF DWELLING UNIT	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	UNITS TO BE COMPLETED	ESTIMATED MAXIMUM POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE MAX. POPULATION
SINGLE FAMILY UNITS	5,064	4,720	344	14,866	1,083	15,949
TOWNHOUSE UNITS	7,567	6,641	926	17,711	2,470	20,181
GARDEN APARTMENT UNITS	8,946	6,705	2,241	16,498	5,514	22,013
GARDEN CONDOMINIUM UNITS	3,922	3,586	336	8,824	827	9,651
HIGH RISE APARTMENT UNITS	1,132	1,132	0	1,383	0	1,383
HIGH RISE CONDOMINIUM UNITS	1,708	0	1,708	0	2,087	2,087
GROUP QUARTERS *	350	346	4	735	80	815
<b>OVERALL CITY TOTALS</b>	<b>28,689</b>	<b>23,130</b>	<b>5,559</b>	<b>60,017</b>	<b>12,061</b>	<b>72,078</b>

**HOUSING TYPE BY PERCENTAGE**

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF APPROVED UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF COMPLETED UNIT TOTAL	FUTURE DWELLING UNITS	PERCENT OF FUTURE UNITS
SINGLE FAMILY UNITS	5,064	17.7%	4,720	20.4%	344	6.2%
TOWNHOUSE UNITS	7,567	26.4%	6,641	28.7%	926	16.7%
GARDEN APARTMENT UNITS	8,946	31.2%	6,705	29.0%	2,241	40.3%
GARDEN CONDOMINIUM UNITS	3,922	13.7%	3,586	15.5%	336	6.0%
HIGH RISE APARTMENT UNITS	1,132	3.9%	1,132	4.9%	0	0.0%
HIGH RISE CONDOMINIUM UNITS	1,708	6.0%	0	0.0%	1,708	30.7%
GROUP QUARTERS	350	1.2%	346	1.5%	4	0.1%
<b>OVERALL CITY TOTALS</b>	<b>28,689</b>	<b>100.0%</b>	<b>23,130</b>	<b>100.0%</b>	<b>5,559</b>	<b>100.0%</b>

**NOTES**

\* Group quarters population is calculated by adding the current estimated population in known (institutionalized) group quarters units to the estimated remaining number of persons in non-institutionalized group quarters, based on the proportion of this group's population to the total population of the City. The ratio is derived from the 2000 Census Summary File 1, Fields P1 and PCT16, and is calculated below.

TOTAL POPULATION, 2000	GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION	NON-INSTITUTIONALIZED GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION
52613	623	1.1841%	341	0.6481%

\*\* Vacancy Rates are based on the 2000 Census Summary File 3, Fields H30 and H31 and MCDHCA 2008 Rental Apartment Vacancy Report